

Campbell Crossing Owners Association Architectural Review Board Guidelines

Introduction

All Lots and Homes in the Property are subject to architectural review in accordance with this Article VII and any planning, construction, development, or other architectural criteria, guidelines, or procedures (collectively, "Planning Criteria") adopted and revised from time to time by the Architectural Review Board (the "ARB"), which may also be referred to at times as the Architectural Review Committee (the "ARB"). The Planning Criteria shall be written and made available to all Builders and to all Owners or prospective Owners. The Planning Criteria may include any matters considered appropriate by the ARB not inconsistent with this Declaration, the other Association Documents or the Association Act.

No site work/development, landscaping, utility extension, drainage improvement, paving, driveway, swimming pool, pool enclosure, building, fence, wall, sidewalk, or any other physical or structural improvement, or change or alteration to the exterior of any existing structure or improvement, or to any existing landscaping, shall be commenced, constructed, erected, modified, changed, altered or maintained until the plans showing such details as the size, design, shape, finished grade elevation, height, materials and color of the same, together with a landscape plan and a plot plan showing the location relative to boundaries and adjacent improvements of such proposed improvements or changes (collectively, the "Plans"), have been approved in writing by the ARB. All such Improvements must further conform to the Planning Criteria, and no Plans shall be approved by the ARB if they are not in conformity with same. All Improvements, construction, changes, modifications and alterations shall also comply with all laws. Until such time as any Improvements, construction, changes, modifications and/or alterations have been submitted to and approved by the ARB, no Owner (and/or designee thereof) shall make application for a building permit from the applicable Governmental Authority. Nothing herein shall Limit the right of an Owner to finish or alter the interior of that Owner's Home as that Owner desires.

Architectural Review Board (ARB)

Prior to Turnover, Declarant shall be entitled to appoint all members of the ARB. The initial members of the ARB shall hold office until all Lots and Homes have been conveyed to Third Party Purchasers or such earlier time as the Declarant may, in its sole discretion, elect. Thereafter, the membership of the ARB shall be determined by the Board. The ARB shall consist of no less than three (3) members, none of whom shall be required, prior to Turnover, to be Owners or occupants of the Property. The ARB shall always consist of an odd number of members. No member of the ARB shall be entitled to compensation for services performed, but the ARB may employ professional advisors and pay reasonable compensation to such advisors as Common Expense. Members of the ARB (other than those appointed or designated by Declarant) may be removed by the Board at any time without cause. Members of the ARB appointed or designated by Declarant may only be removed by Declarant, which removal may be at any time without cause.

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Purpose and Responsibility of the ARB

Decisions of the ARB shall be by majority action. Unless waived by the ARB, all plans shall be prepared by an architect or engineer, said person to be employed by and at the expense of the Owner. If for any reason, including purely aesthetic reasons, the ARB should determine that a proposed improvement, construction, modification, or alteration is not consistent with the Planning Criteria or Declarant's development plan, or in the best interest of the Association and its Members, such improvement, construction, modification or alteration shall not be approved or made. Approval of Plans may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by virtue of the dissatisfaction of the ARB with the location of the structure on the Lot, the elevation, color scheme, finish, design, proportions, architecture, drainage plan, shape, height, style and appropriateness of the proposed structures or altered structures, the materials used therein, the planting, landscaping, size, height or location of vegetation on the Lot, or because of its reasonable dissatisfaction with any other matter or thing which, in the judgment of the ARB, will render the proposed improvement or alteration inharmonious with Declarant's general development plan or the Planning Criteria. Two (2) sets of Plans and specifications shall be submitted to the ARB by the Owner prior to applying for a building permit from the applicable Governmental Authority. Submittals and re-submittals of Plans shall be approved or disapproved within thirty (30) days after receipt by the ARB (those not reviewed within 30 days shall be deemed denied). The ARB approval or disapproval shall be written and shall be accompanied by one (1) copy of the plans to be returned to the Owner. Whenever the ARB disapproves of plans the ARB shall specify the reason or reasons for such disapproval, except in the event plans are deemed denied as a result of not being reviewed within 30 days, upon which the ARB shall not be required to specify the reason for such disapproval. The Planning Criteria are not the exclusive basis for decisions of the ARB and compliance with the Planning Criteria does not guarantee approval of any application.

The ARB may adopt reasonable rules of procedure and standards for the submission and review of any matter to be brought before it and the inspection and final approval of any completed work done pursuant to an approval of the ARB (the "ARB Rules"). The ARB Rules shall be: (i) at the discretion of the Board, subject to the prior approval of the Board, (ii) consistent with the Planning Criteria, (iii) consistent with the covenants and restrictions set forth in this Declaration, and (iv) published or otherwise made available to all Owners, prospective Owners and their contractors, subcontractors and other appropriate designees. All ARB Rules shall be adopted and/or amended by a majority vote of the ARB.

Responsibility of Lot Owner

- Lots owners must abide by the Governing Documents, Guidelines and all rules, regulations, policy and procedures of the Owners Association.
- Submit a complete ARB Application when planning any improvements and/or alterations to the external structure on the Lot, landscaping and grounds of the Lot.
- Lot owners may not begin any on-site work, improvements and/or alterations until an ARB Application has been submitted and the ARB and the Association has given written approval to commence to do so.
- During the construction of improvements and/or alterations on the Lot, the Owner is responsible for keeping any obstructions of view and/or traffic right-of-way on the street clear at all times and to keep all exterior grounds of the Lot clean of debris at all times, including common areas.

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- The owner of the Lot is responsible for all damages that occur during construction of improvements or alterations.
- The Owner of the Lot must obtain all necessary permits and documentation required by the county, state and/or federal government.

Emergency Repairs

Emergency Exterior Repairs are those actions that are reasonably necessary to protect the existing improvements on a Lot, or its contents, and the health/safety of those residing within said improvements, and will be allowed without the necessity of first submitting an ARB Application for approval, under the following guidelines:

When preparing to start any Emergency Exterior Repairs, or as soon thereafter as is practicable, the Owner must submit an email statement to the ARB stating the emergency and required repairs. The email should include an explanation of damage and pictures of the areas if possible. The owner will be allowed to repair any physical or structural Emergency Exterior Repairs, as long as there are no structural alterations, or improvements.

Examples of Emergency Exterior Repairs would be water intrusion of any kind (windows, exterior walls) an object that fell or hit the house – tree or vehicle, loss of roof covering due to wind or storm damage, broken windows and doors.

After the Emergency Exterior Repairs have been completed, the Owner must submit a completed ARB Application (pursuant to these Guidelines) detailing the repairs completed and provide pre-and post-repair pictures of the emergency repair. This ARB Application must be submitted to the ARB for ARB review within 48 hours upon completion of the Emergency Exterior Repairs.

Emergency Exterior Repairs do not allow the Owner to make any alterations to the normal state of the improvements on the Lot as existed prior to the damage that necessitated the Emergency Exterior Repairs.

A common Community emergency declaration by the Association will allow all Lot Owners the same privileges.

ARB Application and Procedure

Complete ARB Application

An ARB Application must be submitted for each project/improvement that must have ARB approval as contemplated in the Governing Documents or in these Guidelines.

Examples: Installation of swimming pool and spa with a screen enclosure and fence.

There should be an application for the swimming pool and spa, an application for the screen enclosure, and an application for the fence.

An ARB Application can be retrieved by emailing the Association manager and requesting a copy.

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Attachments that are required with all ARB Applications

- Site Plat that shows the approximate location and dimensions of all improvements, additions, alterations, etc. including driveway, irrigation, swimming pool, spa, play sets (swings, slides) etc.
- Site Plat for new or improving Landscape – placement of fences, trees, bushes, shrubs, curbing, garden walls, retention walls, etc.
- A picture of the home showing where the improvement will be installed and the materials to be used.
- Any and all documents to support and clarify the Owner’s request.

The ARB Application must be submitted to the HOA Management Company to be date stamped and logged in for ARB review.

Approval Requirement – The following are examples of improvements that will not be permitted to commence, be erected, or maintained without submitting an ARB Application for ARB’s written approval. All improvements, alterations, and additions shall also comply with all applicable Laws, Ordinances, Rules, Regulations, Orders, and Decrees of the local government and the State of Florida.

Landscaping / Tree Removal or Installation	Fence or Railing
Utility installation or extensions	Exterior Decoration
Drainage improvement	Lighting
Driveway / Sidewalk	Gutters
Swimming Pool	Exterior Equipment
Pool Enclosure or Screen Enclosure	Any exterior alteration or addition

Approval and Disapproval – ARB approval will not be provided unless the ARB Application shows that the improvement, exterior alteration, or addition conforms to the Governing Documents, including but not limited to these Guidelines. An owner shall not make an application (directly or through any other person) to any governmental agency for any building or other permit for the proposed improvement, alteration, and addition prior to the approval of the corresponding ARB Application(s). (*Note: If there are multiple improvements, exterior alterations, or additions to be performed at the residence, each improvement, exterior alteration or addition must be submitted on a separate ARB Application*).

The ARB can withhold approval not only for noncompliance with the Governing Documents but also for and not limited to the following:

Location of Improvements, Elevation, Finish, Color Scheme, Architectural Style, Height, Proportion, Design, Shape, Location of vegetation of lot, shape, materials, style and Style and Appropriateness of the Proposed Improvement, Alteration, or Addition and the materials to be used

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Guidelines and Rules and Regulations

Air Conditioners (Wall/Window)

No air conditioning units may be mounted through windows or walls. Split A/C requires ARB approval, and owner may be required to paint unit to match home or install landscape shielding.

Animals/Pets

Only common domesticated household pets may be kept on any Lot or in a Home, but in no event for the purpose of breeding or for any commercial purposes whatsoever. No other animals, livestock, reptiles or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Property. Permitted pets shall only be kept subject to and in accordance with such rules and regulations as shall be promulgated from time to time by the Board. Under no circumstances may a pet that is dangerous or has been known to cause strict liability to the owner be permitted on the Property. Any pet must be carried or kept on a leash when outside of a Home or fenced-in area. No pet shall be kept tied up outside of a Home or in any screened porch or patio, unless someone is present in the Home. An Owner shall immediately pick up and remove any solid animal waste deposited by his or her pet on the Property. An Owner is responsible for the cost of repair or replacement of any Association Property damaged by his or her pet. Each Owner who determines to keep a pet thereby agrees to indemnify the Association and Declarant and hold them harmless against any loss or liability of any kind or character whatsoever arising from or growing out of his or her having any animal on the Property

Basketball Hoops

See Yard Accessories and Play Structures

Clotheslines

Unless otherwise permitted by applicable law and only to the extent permitted therein, no clothesline or clothes drying which is visible from outside a Lot shall be undertaken or permitted on any portion of the Community.

Driveways

All driveways shall be constructed of solid concrete or pavers approved by the ARB. The maximum extension for driveways is three (3) feet on either side. Painted or stained driveways are not permitted. Pavers must be neutral color and may not contain decorative features.

Exterior Finish and Colors

Changes to the exterior of the home require ARB approval. Any change of the existing color requires the owner to submit an application to the ARB for approval. Owners wanting to repaint with existing surface colors must also submit an application to the ARB for approval. Homes cannot be painted in same color scheme as neighboring homes, homes across the street and diagonally from lot.

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Exterior Lighting

Except as may be installed initially by Declarant and except for seasonal Christmas or holiday decorative lights, which may be displayed between three (3) days prior to Thanksgiving and January 10 only, no spotlights, seasonal and special effect lighting, floodlights or similar high intensity lighting shall be placed or utilized upon any Lot which in any way will allow light to be reflected on any other Lot or the Improvements thereon or upon any Common Area, or any part thereof without the prior written approval of the ARB and in accordance with the Planning Criteria and the Rules and Regulations. Low intensity lighting which does not disturb the Owners, or other occupants shall be permitted.

Fences

Any fence placed upon any Lot must be approved by the ARB prior to installation.

All fences shall be constructed of black powder-coated aluminum or tan PVC fencing. The ARB shall have the right to adopt such standards and criteria as it deems advisable regarding the location and height of and colors and materials for any fences installed within the Residential Properties. Lattice or decorative tops are not permitted. Cap lighting is not permitted.

No chain link, wood or barbwire fences shall be installed on any Lot under any circumstances. Dog pens or temporary fences are not allowed.

Fences must be installed so that they are at least ten feet back from the front corners of the home, five feet setback required from sidewalk. Corner lots must follow County or City ordinances regarding setbacks. In no event may a fence be placed in the area between the front of a Home and the Street at the front of the Lot on which the Home is situated. The Owner assumes complete responsibility for maintaining the fence, including trimming any grass, ivy, or other plants from the fence. In the event the ARB approves the installation of a fence, it shall also have the right to require installation of landscaping, also subject to the ARB's approval, at the time the fence is installed.

In addition, the installation of any fence placed upon any Lot *is* subject to easements which run with the land. In the event the grantee of any such easement which runs with the land (e.g. a utility provider), its successors and/or assigns, requires the removal of any fence upon the Lot, then the Owner of said Lot shall, at the Owner's sole cost and expense, immediately remove the fence. The Owner of a Lot in installing any fence upon the Lot shall comply with all valid laws, zoning ordinances and regulations of the City and County governmental bodies, as applicable, in addition to the ARB.

Flags

An Owner may display one portable, removable United States flag in a respectful manner, and one portable, removable official flag in a respectful manner, not larger than 4½ feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag. An Owner may erect a freestanding flagpole no more than 20 feet high on any portion of

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the Owner's Lot if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Owner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Space Force, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the County or City and all setback and locational criteria contained in this Declaration.

Garden/ Walkway Lighting

Any lighting requires approval from ARB. Low voltage garden lights may be permitted on the home site but only in existing flower and shrubbery beds, and along the walk from the front door to the driveway only. Approval may be rescinded if installation is not maintained.

Garages and Garage Doors

No garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space or storage space and no garage opening shall have a screen covering without the consent of the Association. All garage doors shall remain closed when vehicles are not entering or leaving the garage. Garage screens require ARB approval. Frames must match trim or body color of home, screen color must be charcoal. Screen must be in open position when not in use.

Garbage Cans

No rubbish, trash, garbage, refuse, or other waste material shall be kept or permitted on the Lots and/or Association Property, or other portions of the Property, except in sanitary, self-locking containers located in appropriate areas, and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, offensive, detrimental or a nuisance to Owners or to any other Property in the vicinity thereof or to its occupants. No clothing or other household items shall be hung, dried, or aired in such a way as to be visible from the Association Property or another Lot. No stripped vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse, or trash shall be stored or allowed to accumulate on any portion of the Property (except when accumulated during construction by Declarant, during construction approved by the ARB, or when accumulated by the Association for imminent pick-up and discard).

Containers shall be screened from view from outside of the Lot except when they are being made available for collection. Four (4') feet, tan vinyl L-shaped trash hideaway fencing is allowed with ARB approval. No decorative or lattice style allowed.

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Nuisances

No obnoxious or offensive activity shall be carried on or about the Lots or in or about any Improvements, Homes, or on any portion of the Community nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any Owner. No use or practice shall be allowed in or around the Homes which is a source of annoyance to Owners or occupants of Homes, or which interferes with the peaceful possession or proper use of the Homes or the surrounding areas. No loud noises or noxious odors shall be permitted in any Improvements, Homes or Lots. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, unlicensed off-road motor vehicles or any items which may unreasonably interfere with television or radio reception of any Owner shall be located, used or placed on any Lot, or exposed to the view of other Owners without the prior written approval of the Board.

Play Structures

See Yard Accessories and Play Structures

Porches, Decks, Screen Enclosures and Patios

All such structures must be submitted to the ARB for its approval. All structures shall have an appearance consistent with the dwelling and the community. Any porch, patio, screen enclosure, or deck shall comply with existing setback requirements. Porches, screen enclosures, or decks, which are constructed above ground must be finished to the ground with materials compatible with the deck or the dwelling, free of mold, mildew, and weeds, and must be screened with landscaping.

Screen enclosures shall be constructed with bronze/black colored aluminum supports and smoke/charcoal colored screen material. Enclosures shall not exceed the width and height of the home nor extend beyond the existing roofline. White aluminum roofs are not permitted.

Screen doors and front screen entries are allowed upon approval of the ARB. Frame must be black/bronze and charcoal colored screen. Front screen entries may not extend beyond existing area.

Paver patios or concrete extensions require ARB approval. Stamped or painted concrete is not permitted.

Rental of Home

Owners shall be permitted to lease their Home, provided that such lease shall require the tenant thereunder to comply with the Governing Documents and the terms and conditions of the Rules and Regulations. "Short-Term Rentals" (as that term is defined below) of Homes are prohibited. For purposes of this Declaration, the term "Short-Term Rentals" shall mean and refer to the leasing or rental of any Home or Lot to a person or entity for a period of less than seven (7) consecutive months.

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Repairs (Vehicles)

No Owner or other occupant of the Community shall repair or restore any vehicle of any kind upon or within the Community, except for: (i) emergency repairs and then only to the extent necessary to enable the movement thereof to a proper repair facility; or (ii) repairs completed within the garage (in which case no garage doors shall be left open overnight or at any other time when the subject vehicle is not actually being worked on or repaired).

Inoperable vehicles (e.g. missing major components, such as engines and/or transmissions, one or more flat tires, etc.), or derelict vehicles (e.g. broken glass, severely damaged body panels, unpainted body panels, etc.) must be fully enclosed within a closed garage at all times, and in any case may not be parked in plain view.

Roofs

All changes to the roofing of the home will require prior approval from the ARB. No roof extensions (carport or overhang) are permitted.

Satellite Dishes

No exterior antennas and no citizen band or short wave antennas or satellite dishes in excess of one meter in diameter shall be permitted on any Lot or Improvement thereon, except that Declarant and its affiliates shall have the right to install and maintain community antenna, microwave antenna, dishes, satellite antenna and radio, television and security lines. The location of any approved satellite dish must be approved by the ARB, which may require appropriate screening; provided, however, that the satellite dish shall be allowed in the least obtrusive location where the satellite signal may be received

Signs

No sign of any kind shall be displayed to the public view from any Lot or improvement thereon, except any sign used by Declarant to advertise Declarant's or Builder(s) Company, project, sales or other matters during the construction and sales period. No sign, except Security signs, of any kind shall be permitted to be placed inside a Home or on the outside walls of a Home so as to be visible from the exterior of such Building, nor on any Common Area, nor on any dedicated streets, drainage easement areas, or any other dedicated areas, nor in any entryways, nor on or within any vehicles within the Property, except such as are placed by Declarant. Notwithstanding the foregoing, an Owner may display a sign of reasonable and customary size provided by a security services contractor within ten (10) feet of any entrance to the Owner's residence.

Solar Heating Equipment

No solar heating equipment, panels, collectors, or devices ("Solar Equipment") is permitted on or outside of any enclosed structure on any Lot, except such Solar Equipment whose installation and use

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is protected by U.S. federal or Florida law including, but not limited, by Florida Statutes, Section 163.04. Notwithstanding such protection, for aesthetic purposes, and to the maximum extent permitted by Florida Statutes, Section 163.04, the location, type, and design of all Solar Equipment must be approved by the ARB prior to installation and use of same, which approval, if granted, may require landscape or other screening, in the ARB's determination and reasonable discretion. An application for use and installation of Solar Equipment must be submitted for approval to the ARB prior to installation and approval and will be granted only if:

(i) such Solar Equipment is designed for minimal visual intrusion when installed (i.e., is located in a manner which minimizes visibility from all Streets and adjacent Lots); and (ii) the Solar Equipment complies to the maximum extent feasible with the ARB's requirements and the Planning Criteria. Without limiting, and in addition to the foregoing, Declarant or the ARB may determine the specific location where solar collectors may be installed on the roof of any Home or building within an orientation to the south or within forty five (45) degrees east or west of due south if such determination does not impair the effective operation of the solar collectors.

Sports Equipment

See Yard Accessories and Play Structures

Swimming pools, Spas, Whirlpools, and Hot Tubs

Swimming pools may not be located in the front or side yard of any Lot, nor nearer than Home to any side Street lot line. Swimming pools, spas, hot tubs, decks, screens, screen enclosures, lanais, etc. (collectively, "Pool Improvements"), shall be designed to be compatible and "tie in" with the architecture and material of the subject Home. Screen enclosures and lanais shall be a maximum of one (1) story in height (unless building architecture, as determined by the ARB, requires two (2) stories in height). Tree protection barricades shall remain throughout construction of all Pool Improvements. All swimming pools shall be constructed and built at existing grade unless otherwise expressly approved by the ARB. All Pool Improvements construction shall, at all times, be in accordance with all applicable laws. In no event shall any above-ground swimming pool be permitted within the Community. Swim spas must be behind a fence and screened from view from outside the Lot. All swimming pool materials, equipment, and play toys stored on any Lot shall be screened from view from outside the Lot. Swimming pool security fencing and screen enclosures shall be installed subject to applicable hurricane standards within the Florida Building Code or other applicable jurisdictional codes. No Pool Improvements may be constructed, erected, or maintained upon any Lot without the prior written approval of the ARB.

Temporary Structures

No tent, shack, shed or other temporary building or Improvement, other than separate construction and sales trailers to be used by Declarant, its agents and contractors, for the construction, service and sale of the Community or other communities, shall be placed upon any portion of the Property, either temporarily or permanently. No trailer, motor home or recreational vehicle shall be: (i) used as a residence either temporarily or permanently, or (ii) parked upon the Property.

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Vehicles and Parking

All vehicles must be parked on surfaces designed for vehicle parking (e.g. parking areas or lots and driveways) and shall not in any event be parked on individual lawns or on the grass of any Common Areas. Vehicles shall not be parked in a manner which would block fire hydrants, dumpsters, sidewalks or pedestrian or bicycle paths.

Water Softeners/Conditioners

Water softeners must either be placed in the garage, screened with mature landscaping or located so as not to be visible from a Street or other Lot. ARB approval is required.

Window Treatments

No newspaper, aluminum foil sheets or other temporary window treatments shall be permitted, except for periods not exceeding two (2) weeks after an Owner or a lessee first moves into a Home or when permanent window treatments are being cleaned or repaired. Window tinting is permitted provided that the type and method of tinting is first approved by the ARB. Security bars are not permitted.

Window Shutters and Hurricane Protection

Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved in writing by the ARC. Panel, accordion, and roll-up style hurricane shutters are allowed but must match color of window trim. Shutters may not be left closed at any time other than during a named Tropical Event. **See Exhibit B for hurricane protection specifications and shutter examples.**

Yard Accessories, Play Structures, Potted Plants

The ARB, in its sole discretion, may regulate the size and number of permitted decorative statues or figures, birdbaths, bird houses, lawn ornaments and other yard art or accessories. Decorative potted plants are limited to six (6). Any potted plant must be maintained in good repair. A decorative potted plant is defined as; a plant that has been placed with soil in a decorative flowerpot, that is made of clay, ceramic, or plastic and is kept for display and decoration.

Maximum of two (2) yard ornaments less than 36" in height is permitted per yard and must have ARB approval prior to installation. A picture or detailed description of the item must be submitted with the request, along with the proposed location for the structure which shall be located only in a landscaping bed and must blend in with the home. The materials and color used shall be generally subdued and in harmony with the natural surroundings of the home, lot and community. No bright colors, unusual materials offensive or obscene items will be approved. Yard ornaments may be denied for any reason without explanation. Unauthorized yard ornaments will be removed with 24 hour notice.

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Except as otherwise required by Law, all yard accessories and play structures, including drive hoops or backboards and any other games, shall be located at the side or rear of the Home, except that, in the case of Home(s) on corner Lots, such accessories and structures shall be restricted to the side yard furthest from the side Street and to that portion of the rear yard which is no closer to the side Street than a fence would be permitted to be located by the Governmental Authorities. The ARB may regulate the size and number (which could be zero) of permitted decorative statues or figures, birdbaths, bird houses, lawn ornaments and other yard art. All play equipment, including but not limited to, trampolines, must be located behind a fence. The location of any play structure or temporary basketball structure shall be approved by the ARB prior to location of the structure on a Lot. Temporary basketball structures will be allowed only under the following conditions:

- Basketball hoops and structures must be well-maintained.
- Backboards must be transparent or white, with a limit of two colors of trim.
- Nets are limited to white nylon
- The location for the basketball hoop and structure must first be approved by the ARB.

Temporary basketball structures shall be placed in the garage or laid down behind a fence when not in use so as not to be seen from the Streets or neighboring Lots. The time of play of basketball may be limited by the Board or the ARB to reasonable daylight hours. Tree houses are prohibited within the Community.

Landscaping Maintenance

Changes to landscape require ARB approval. All Lots shall be landscaped in a manner that is harmonious, compatible, and consistent with the overall landscaping and general appearance of the community. Each Owner shall maintain the landscaping and yard area in an attractive appearance and free from insects and diseases. Landscape maintenance shall include care of trees, shrubs, ground cover, annual, turf grass and irrigation systems. Turf areas should be regularly cut to maintain a consistent appearance of quality. All damaged plant material, including ground cover and sod, shall be removed and replaced. Each Owner shall provide for the timely replacement of lost plants, sod or grass, bark or ground cover, and trimming and pruning of plants to prevent an overgrown look. No weeds, underbrush, refuse or other unsightly growth or objects shall be permitted to be grown or remain upon any Home.

No Owner may engage in any activity which will change the slope or drainage of a Lot. No additional trees are permitted to be planted on the Property without the prior written consent of Declarant for as long as Declarant owns a Lot, and thereafter without the prior written consent of the ARB.

Bedding Coverings

All landscaped plants should be planted with the appropriate topsoil, peat moss, and fertilizer mixtures. No bare ground is acceptable. All shrubs, ground cover, and tree beds shall have a 2" minimum layer of mulch. Landscape rock may be permitted with ARB approval in a natural tone.

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Irrigation

All homes are required to have an irrigation system that is fully functional and operated pursuant to the local water company's operating requirements.

Landscape Edging

All landscape edging must be approved by the ARB prior to installation.

Tree Removal

Trees measuring six inches (6") or more in diameter at three feet (3') or more above ground level shall not be cut or removed without the prior written consent of the ARB; provided, however, if approved by the ARB, trees located within six feet (6') of the location of the Home may be removed, regardless of size, without prior approval of the ARB. More restrictive arbor ordinances or environmental laws shall control in the event of conflict herewith. There shall be no removal of trees or Lot clearing, other than clearing of underbrush, until the ARB has approved in writing a general, conceptual landscape plan that designates those existing trees to be retained and preserved on the Lot.

Turf and Mulch

All Lots shall have fully sodded front and side lawns using St. Augustine Grass (i.e., *Stenotaphrum Secundatum* "Floritam" or a similar variety) except in approved landscape or retained natural areas, or as otherwise installed by Declarant or permitted by the ARB. All areas of each Lot not covered by building improvements or included within approved gardens and natural areas within the Lot shall be sodded prior to occupying the Home on that Lot. Unless prohibited by Law, natural areas shall be finished by removal of underbrush and addition of mulch.

Architectural Guidelines for Hurricane Protection

Storm Shutters – Requires ARC approval.

- A. Roll down, Accordion and sliding models shall match color of the home. These shutters shall remain open unless an active storm is pending, in which the shutters may be closed/installed 3 days prior to the storm and must be opened/removed 7 days after the storm clears.
- B. Bahama shutters are not allowed.
- C. Hurricane screens are allowed on lanais under roof of home.
- D. All shutters must meet current Florida Building Codes which meet ASCE 7-22 Standards.

Hurricane Impact Resistant Windows – Requires ARC approval.

- A. The window frame color must be the same color of the originally installed windows.
- B. Windows must meet the Florida Building Code and have a Florida Impact rating.

Hurricane Doors and Garage Doors – Requires ARC approval.

- A. Both regular exterior doors and garage doors must be in a color approved by the ARC.
- B. Both regular exterior doors and garage doors must be “impact-rated”.

Roof Replacement – Requires ARC approval.

- A. Roof color must match colors already approved for the community.
- B. Roof material and installation must be recognized by the Florida Building Code which meets ASCE 7-22 standards.
- C. Metal roofs of any kind are prohibited.

Generators and Propane Gas Tanks – Requires ARC approval.

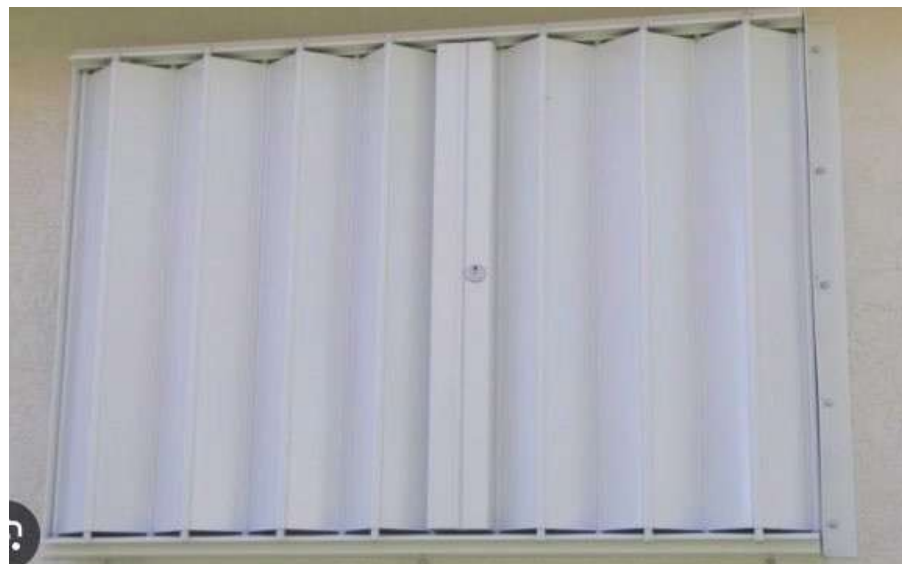
- A. Full house generators must conform to all regulatory and local government codes and must have landscape around to shield them from street and neighbor view.
- B. Propane gas tanks must be buried. Above ground tanks will be allowed and must be shielded from perpendicular street view.

Exhibit B Hurricane Shutters

Roll Up Shutters



Accordion Shutters



Panel Style Shutters

